

Exhibit 16

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NEW CLAIM / CLAIM TRACKING / CREDITOR INFO / CONTACT

GUARANTEE CLAIM SUMMARY

CANARY WHARF MANAGEMENT LIMITED
ONE CANADA SQUARE
CANARY WHARF
LONDON, E14 5AB United Kingdom

Name of Debtor, or other entity, against which you have a direct claim
(the "Obligor")

Lehman Brothers Limited and Lehman
Brothers Holdings Inc.

If such Obligor is in a bankruptcy or insolvency proceeding,
administration, receivership, conservatorship, liquidation or similar
proceeding (and is not a Debtor in these chapter 11 cases), please
provide the proof of claim and any attachments thereto filed against such
Obligor or describe the claim against such Obligor if a proof of claim has
not yet been filed.

Documents

Heron Quays Proof of Debt.pdf

See attached proof of debt submitted in
connection with the Obligor's
insolvency proceeding in the United
Kingdom. This sole proof of debt was
submitted by Heron Quays (HQ2) T1
Limited and Heron Quays (HQ2) T2
Limited (Heron Quays) on behalf of
both Heron Quays and Canary Wharf
Management Limited because (a) the
entities are affiliates of one another
and (b) both entities are party to the
agreement in which the guarantee is
contained. Claimant notes that the
attachment to the proof of debt, entitled
Summary of Claims on 25 Bank Street
Lease, includes multiple line items that
evidence claims of Heron Quays rather
than Canary Wharf Management
Limited. As reflected in the additional
documents provided in response to
subsequent questions contained within
this Guarantee Questionnaire, the
primary (though not sole) component of
Canary Wharf Management Limited's
claim is Estate Service Charges. Since
the time that this proof of debt was
filed, Claimant has reviewed additional
information that warrants a slight
downward adjustment of its claim
(which adjustment is reflected in the
response to the subsequent question in
this Guarantee Questionnaire).

If such Obligor is in a bankruptcy or insolvency proceeding,
administration, receivership, conservatorship, liquidation or similar
proceeding (and is not a Debtor in these chapter 11 cases), please
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not yet been filed.

Documents

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List the agreement(s) under which your claim arises against the Obligor

Lehman Brothers Holdings | Supplemental Questionnaire

Page 2 of 2

and, unless you have uploaded information in compliance with question 4a of the Derivative Questionnaire, provide documentation evidencing your claim and supporting the calculation of the claim amount.

Documents

Lease Agreement & Guarantee.pdf
CWML Spreadsheets.pdf

List the agreement(s) under which your claim arises against the Obligor and, unless you have uploaded information in compliance with question 4a of the Derivative Questionnaire, provide documentation evidencing your claim and supporting the calculation of the claim amount.

See attached Underlease of 25 Bank Street, Canary Wharf, London E14 5LE (Parcel HQ2), dated as of March 16, 2005 (the Lease Agreement) and attached spreadsheets evidencing the calculation of the respective components of the claim.

Documents

Lease Agreement & Guarantee.pdf
CWML Spreadsheets.pdf

Amount of claim against Obligor

\$195,545,246.00

Name of Debtor that guarantees the payment/obligations of the Obligor against which you have a direct claim (the "Guarantor"):

Lehman Brothers Holdings Inc. (08-13555)

Please upload the specific promise, representation and/or agreement(s) (including any corporate resolutions) under which your claim arises against the Guarantor and describe the obligations/performance that is guaranteed. If you do not have possession of such document, please upload a written explanation of such guarantee in reasonable detail. You do not need to comply with this question if you have uploaded information in compliance with question 4a of the Derivative Questionnaire.

Documents

Lease Agreement & Guarantee.pdf

Please upload the specific promise, representation and/or agreement(s) (including any corporate resolutions) under which your claim arises against the Guarantor and describe the obligations/performance that is guaranteed. If you do not have possession of such document, please upload a written explanation of such guarantee in reasonable detail. You do not need to comply with this question if you have uploaded information in compliance with question 4a of the Derivative Questionnaire.

See attached Schedule 4 (Covenants by the Surety) to the Lease Agreement (the Guarantee). Pursuant to the Guarantee, Lehman Brothers Holdings Inc. (the Guarantor) expressly agreed with Canary Wharf Management Limited (the Claimant) to be jointly and severally liable with Lehman Brothers Limited (the Obligor) for the fulfillment of all the obligations of the Obligor under the Lease Agreement. The Guarantor further agreed that the Claimant could proceed against the Guarantor in enforcement of the Lease Agreement as if the Guarantor itself were named principal obligor on the Lease Agreement. A proof of claim was filed against Lehman Brothers Holdings Inc. for amounts owed under the Guarantee. See Proof of Claim No. 14824.

Documents

Lease Agreement & Guarantee.pdf

Amount of claim against the Guarantor

\$195,545,246.00

☐ BY CHECKING THIS BOX, I AM ELECTRONICALLY SIGNING THIS DOCUMENT. I INTEND THIS ELECTRONIC SIGNATURE TO CARRY THE SAME FORCE AND EFFECT AS MY PHYSICAL SIGNATURE. THE FOREGOING CLAIM IS TRUE AND ACCURATE TO THE BEST OF MY INFORMATION AND BELIEF.

SIGNATURE

©Epiq Systems, Inc.

Creditor's name and address.	Meron Quays (HQ2) T1 Limited and Meron Quays (HQ2) T2 Limited (the "Landlord") One Canada Square Canary Wharf London E14 5AB
Total amount of your claim, including any VAT at the date the Administration commenced.	£ 2,540,400,000
Please provide details of any documents that substantiate your claim including where applicable, details of any reservation of title in respect of goods to which the debt relates. If relevant, please attach a statement of account.	Liabilities arising under lease of 25 Bank Street dated 16 March 2005 made between the Landlord, Lehman Brothers Limited and others (see statement attached)
What goods or services did you provide?	See above
Is all or part of your claim preferential as defined in the Insolvency Act 1986? (see footnote) If so, please provide details where indicated, otherwise leave this section blank.	Category Amount (s) claimed as preferential £ N/A
If you have security for your debt, please provide details of the type and value of the security, the date it was given, and provide details of how you have valued your security. If no security held, leave this section blank.	N/A
We have a duty as Administrators to consider the conduct of the directors prior to our appointment. Are there any particular matters relating to the purchase of goods and services from yourselves, or any other matters that you feel should be reviewed? If so, please provide brief details on this form, or on a separate sheet if there is insufficient room.	N/A
Signature of creditor or person authorised to act on behalf of the creditor.	<i>P. Kendall</i> Date 20/11/09
Name in block capitals.	PAMELA KENDALL
Position with or relation to the creditor (e.g. director, company secretary, solicitor).	Solicitor (In-House Counsel)

SAP/AGW/CJW/DB/D355E

Footnote: -

Categories of preferential creditors are defined by section 386 and Schedule 6 of the Insolvency Act 1986 (amended by the provisions of section 251 of the Enterprise Act 2002). They include:

- 1) Contributions to occupational pension schemes;
- 2) Remuneration and accrued holiday pay of employees including payments ordered to be made under the Reserve Forces (Safeguard of Employment) Act 1985; and
- 3) Levies on coal and steel production

Summary of Claims on 25 Bank Street Lease

Loss of Rent including Parking till Lease Expiry	(£1,553.7 m)
Loss of Rates till Lease Expiry	(£341.5 m)
Loss of Building Service Charge till Lease Expiry	(£152.5 m)
Loss of Estate Service Charge plus VAT till Lease Expiry	(£112.9 m)
Loss of Parking Service Charge plus VAT till Lease Expiry	(£22.4 m)
Loss of Insurance Charge till Lease Expiry	(£47.8 m)
Cost of M&E Replacement	(£150.2 m)
Loss of Dilaps at Expiry	(£158.9 m)
Legal and Consultancy Fees	(£0.5 m)
Total Claim	<u>(£2,540.4 m)</u>

Estate Service Charge

Parcel
Lotus
Level
MIA
Paving
Start
Copy

Lotus Bldg.
Area
whole building
1,022,293 sq ft
256 spaces
1-Oct-09
2-Jul-33

Year	Date	Overseas	Service Charge	Lotus Bldg.	Lotus Bldg.
2009	01-Jan-2009		1.01 /ft		
2009	01-Apr-2009		2.01 /ft		
2009	01-Jul-2009		2.01 /ft		
2009	01-Oct-2009		2.01 /ft		
2010	01-Jan-2010	3%	2.17 /ft	0.25	(770,795)
2010	01-Apr-2010		2.17 /ft	0.25	(811,170)
2010	01-Jul-2010		2.17 /ft	0.25	(811,170)
2010	01-Oct-2010		2.17 /ft	0.25	(811,170)
2011	01-Jan-2011	3%	2.27 /ft	0.25	(835,514)
2011	01-Apr-2011		2.27 /ft	0.25	(835,514)
2011	01-Jul-2011		2.27 /ft	0.25	(835,514)
2011	01-Oct-2011		2.27 /ft	0.25	(835,514)
2012	01-Jan-2012	3%	2.36 /ft	0.25	(840,579)
2012	01-Apr-2012		2.36 /ft	0.25	(840,579)
2012	01-Jul-2012		2.36 /ft	0.25	(840,579)
2012	01-Oct-2012		2.36 /ft	0.25	(840,579)
2013	01-Jan-2013	3%	2.46 /ft	0.25	(844,397)
2013	01-Apr-2013		2.46 /ft	0.25	(844,397)
2013	01-Jul-2013		2.46 /ft	0.25	(844,397)
2013	01-Oct-2013		2.46 /ft	0.25	(844,397)
2014	01-Jan-2014	3%	2.57 /ft	0.25	(912,940)
2014	01-Apr-2014		2.57 /ft	0.25	(912,940)
2014	01-Jul-2014		2.57 /ft	0.25	(912,940)
2014	01-Oct-2014		2.57 /ft	0.25	(912,940)
2015	01-Jan-2015	3%	2.66 /ft	0.25	(940,370)
2015	01-Apr-2015		2.66 /ft	0.25	(940,370)
2015	01-Jul-2015		2.66 /ft	0.25	(940,370)
2015	01-Oct-2015		2.66 /ft	0.25	(940,370)
2016	01-Jan-2016	3%	2.79 /ft	0.25	(964,589)
2016	01-Apr-2016		2.79 /ft	0.25	(964,589)
2016	01-Jul-2016		2.79 /ft	0.25	(964,589)
2016	01-Oct-2016		2.79 /ft	0.25	(964,589)
2017	01-Jan-2017	3%	2.90 /ft	0.25	(997,647)
2017	01-Apr-2017		2.90 /ft	0.25	(997,647)
2017	01-Jul-2017		2.90 /ft	0.25	(997,647)
2017	01-Oct-2017		2.90 /ft	0.25	(997,647)
2018	01-Jan-2018	3%	2.99 /ft	0.25	(1,027,577)
2018	01-Apr-2018		2.99 /ft	0.25	(1,027,577)
2018	01-Jul-2018		2.99 /ft	0.25	(1,027,577)
2018	01-Oct-2018		2.99 /ft	0.25	(1,027,577)
2019	01-Jan-2019	3%	3.14 /ft	0.25	(1,058,404)
2019	01-Apr-2019		3.14 /ft	0.25	(1,058,404)
2019	01-Jul-2019		3.14 /ft	0.25	(1,058,404)
2019	01-Oct-2019		3.14 /ft	0.25	(1,058,404)
2020	01-Jan-2020	3%	3.26 /ft	0.25	(1,090,154)
2020	01-Apr-2020		3.26 /ft	0.25	(1,090,154)
2020	01-Jul-2020		3.26 /ft	0.25	(1,090,154)
2020	01-Oct-2020		3.26 /ft	0.25	(1,090,154)
2021	01-Jan-2021	3%	3.39 /ft	0.25	(1,122,661)
2021	01-Apr-2021		3.39 /ft	0.25	(1,122,661)
2021	01-Jul-2021		3.39 /ft	0.25	(1,122,661)
2021	01-Oct-2021		3.39 /ft	0.25	(1,122,661)
2022	01-Jan-2022	3%	3.52 /ft	0.25	(1,154,544)
2022	01-Apr-2022		3.52 /ft	0.25	(1,154,544)
2022	01-Jul-2022		3.52 /ft	0.25	(1,154,544)
2022	01-Oct-2022		3.52 /ft	0.25	(1,154,544)
2023	01-Jan-2023	3%	3.66 /ft	0.25	(1,191,243)
2023	01-Apr-2023		3.66 /ft	0.25	(1,191,243)
2023	01-Jul-2023		3.66 /ft	0.25	(1,191,243)
2023	01-Oct-2023		3.66 /ft	0.25	(1,191,243)
2024	01-Jan-2024	3%	3.80 /ft	0.25	(1,228,980)
2024	01-Apr-2024		3.80 /ft	0.25	(1,228,980)
2024	01-Jul-2024		3.80 /ft	0.25	(1,228,980)
2024	01-Oct-2024		3.80 /ft	0.25	(1,228,980)
2025	01-Jan-2025	3%	3.94 /ft	0.25	(1,268,790)
2025	01-Apr-2025		3.94 /ft	0.25	(1,268,790)
2025	01-Jul-2025		3.94 /ft	0.25	(1,268,790)
2025	01-Oct-2025		3.94 /ft	0.25	(1,268,790)
2026	01-Jan-2026	3%	4.09 /ft	0.25	(1,301,703)
2026	01-Apr-2026		4.09 /ft	0.25	(1,301,703)
2026	01-Jul-2026		4.09 /ft	0.25	(1,301,703)
2026	01-Oct-2026		4.09 /ft	0.25	(1,301,703)
2027	01-Jan-2027	3%	4.24 /ft	0.25	(1,340,754)
2027	01-Apr-2027		4.24 /ft	0.25	(1,340,754)
2027	01-Jul-2027		4.24 /ft	0.25	(1,340,754)
2027	01-Oct-2027		4.24 /ft	0.25	(1,340,754)
2028	01-Jan-2028	3%	4.40 /ft	0.25	(1,380,977)
2028	01-Apr-2028		4.40 /ft	0.25	(1,380,977)
2028	01-Jul-2028		4.40 /ft	0.25	(1,380,977)
2028	01-Oct-2028		4.40 /ft	0.25	(1,380,977)
2029	01-Jan-2029	3%	4.56 /ft	0.25	(1,422,400)
2029	01-Apr-2029		4.56 /ft	0.25	(1,422,400)
2029	01-Jul-2029		4.56 /ft	0.25	(1,422,400)
2029	01-Oct-2029		4.56 /ft	0.25	(1,422,400)
2030	01-Jan-2030	3%	4.73 /ft	0.25	(1,465,074)
2030	01-Apr-2030		4.73 /ft	0.25	(1,465,074)
2030	01-Jul-2030		4.73 /ft	0.25	(1,465,074)
2030	01-Oct-2030		4.73 /ft	0.25	(1,465,074)
2031	01-Jan-2031	3%	4.90 /ft	0.25	(1,509,031)
2031	01-Apr-2031		4.90 /ft	0.25	(1,509,031)
2031	01-Jul-2031		4.90 /ft	0.25	(1,509,031)
2031	01-Oct-2031		4.90 /ft	0.25	(1,509,031)
2032	01-Jan-2032	3%	5.08 /ft	0.25	(1,554,302)
2032	01-Apr-2032		5.08 /ft	0.25	(1,554,302)
2032	01-Jul-2032		5.08 /ft	0.25	(1,554,302)
2032	01-Oct-2032		5.08 /ft	0.25	(1,554,302)
2033	01-Jan-2033	3%	5.26 /ft	0.25	(1,600,533)
2033	01-Apr-2033		5.26 /ft	0.25	(1,600,533)
2033	01-Jul-2033		5.26 /ft	0.25	(1,600,533)
2033	01-Oct-2033		5.26 /ft	0.00	(17,544)
Total					(105,290,519)
Contribution to USD				1.0777	(915,278,660)

1. Excludes estimated light fee included in the proof of claim.
2. Based on Estate Service Charge budget 2009 grown up for VAT.

Lehman Brothers (In Administration)

Estate Service Charge
2008 Reconciliation

Main Space
01/01/08 to 31/12/08
per day(366 days)

£37,233
£101.73

Post Admin 108 days £10,986.79

Level 15
02/07/08 to 31/12/08
per day(183 days)

£32,888
£179.72

Post Admin 108 days £19,409.31

Level 16
02/09/08 to 31/12/08
per day(121 days)

£21,733
£179.81

Post Admin 108 days £19,398.05

Level 17
02/07/08 to 31/12/08
per day(183 days)

£32,870
£179.62

Post Admin 108 days £19,398.69

Main Space
01/01/08 to 31/12/08
per day(366 days)

£37,233
£101.73

Pre Admin 258 days £26,246.21

Level 15
02/07/08 to 31/12/08
per day(183 days)

£32,888
£179.72

Pre Admin 75 days £13,478.69

Level 16
02/09/08 to 31/12/08
per day(121 days)

£21,733
£179.81

Pre Admin 13 days £2,334.95

Level 17
02/07/08 to 31/12/08
per day(183 days)

£32,870
£179.62

Pre Admin 76 days £13,471.31

Level 17
01/01/08 to 01/07/08
per day(183 days)
15% Lehman Liability
Pre Admin

£32,870
£179.62

75 days £2,020.70

Total Post Administration £89,192.84
VAT @ 15% £10,378.93
Total £79,571.76

Total Pre Administration £57,551.86
VAT @ 15% £8,632.78
Total £66,184.64

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NEW CLAIM / CLAIM TRACKING / CREDITOR INFO / CONTACT

GUARANTEE CLAIM SUMMARY

Heron Quays (HQ2) T1 Limited and Heron Quays (HQ2) T2 Limited
One Canada Square
Canary Wharf
London, E14 ASAB United Kingdom

Name of Debtor, or other entity, against which you have a direct claim
(the "Obligor")

Lehman Brothers Limited and Lehman
Brothers Holdings Inc.

If such Obligor is in a bankruptcy or insolvency proceeding,
administration, receivership, conservatorship, liquidation or similar
proceeding (and is not a Debtor in these chapter 11 cases), please
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connection with the Obligor's
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of debt was filed, Claimant has
reviewed additional information that
warrants a slight downward adjustment
of its claim against the Obligor (which
adjustment is reflected in the response
to the subsequent question in this
Guarantee Questionnaire regarding the
amount owed to the Obligor). Claimant
also notes that the attachment to the
proof of debt, entitled Summary of
Claims on 25 Bank Street Lease,
includes multiple line items that
evidence, among other things, Estate
Service Charges that have been
asserted by Canary Wharf
Management Limited rather than Heron
Quays (HQ2) T1 Limited and Heron
Quays (HQ2) T2 Limited (Heron
Quays). This sole proof of debt was
submitted by Heron Quays on behalf of
both Heron Quays and Canary Wharf
Management Limited because (a) the
entities are affiliates of one another
and (b) both entities are party to the
agreement in which the guarantee is
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and, unless you have uploaded information in compliance with question
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HQ2 Spreadsheets.PDF

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Documents

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HQ2 Spreadsheets.PDF

Amount of claim against Obligor

\$4,280,954,547.00

Name of Debtor that guarantees the payment/obligations of the Obligor against which you have a direct claim (the "Guarantor"):

Lehman Brothers Holdings Inc. (08-13555)

Please upload the specific promise, representation and/or agreement(s) (including any corporate resolutions) under which your claim arises against the Guarantor and describe the obligations/performance that is guaranteed. If you do not have possession of such document, please upload a written explanation of such guarantee in reasonable detail. You do not need to comply with this question if you have uploaded information in compliance with question 4a of the Derivative Questionnaire.

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See attached Schedule 4 (Covenants by the Surety) to the Lease Agreement (the Guarantee). Pursuant to the Guarantee, Lehman Brothers Holdings Inc. (the Guarantor) expressly agreed with Heron Quays (the Claimant) to be jointly and severally liable with Lehman Brothers Limited (the Obligor) for the fulfillment of all the obligations of the Obligor under the Lease Agreement. The Guarantor further agreed that the Claimant could proceed against the Guarantor in enforcement of the Lease Agreement as if the Guarantor itself were named principal obligor on the Lease Agreement. A proof of claim was filed against Lehman Brothers Holdings Inc. for amounts owed under the Guarantee. See Proof of Claim No. 14826.

Documents

Lease Agreement & Guarantee.pdf

Amount of claim against the Guarantor

\$4,280,954,547.00

☒ BY CHECKING THIS BOX, I AM ELECTRONICALLY SIGNING THIS DOCUMENT. I INTEND THIS ELECTRONIC SIGNATURE TO CARRY THE SAME FORCE AND EFFECT AS MY PHYSICAL SIGNATURE. THE FOREGOING CLAIM IS TRUE AND ACCURATE TO THE BEST OF MY INFORMATION AND BELIEF.

Creditor's name and address.	Heron Quays (HQ2) T1 Limited and Heron Quays (HQ2) T2 Limited (the "Landlord") One Canada Square Canary Wharf London E14 5AB
Total amount of your claim, including any VAT at the date the Administration commenced.	£ 2,540,400,000
Please provide details of any documents that substantiate your claim including where applicable, details of any reservation of title in respect of goods to which the debt relates. If relevant, please attach a statement of account.	Liabilities arising under lease of 25 Bank Street dated 16 March 2005 made between the Landlord, Lehman Brothers Limited and others (see statement attached)
What goods or services did you provide?	See above
Is all or part of your claim preferential as defined in the Insolvency Act 1986? (see footnote) If so, please provide details where indicated, otherwise leave this section blank.	Category Amount (s) claimed as preferential £ N/A
If you have security for your debt, please provide details of the type and value of the security, the date it was given, and provide details of how you have valued your security. If no security held, leave this section blank.	N/A
We have a duty as Administrators to consider the conduct of the directors prior to our appointment. Are there any particular matters relating to the purchase of goods and services from yourselves, or any other matters that you feel should be reviewed? If so, please provide brief details on this form, or on a separate sheet if there is insufficient room.	N/A
Signature of creditor or person authorised to act on behalf of the creditor.	<i>P. Kendall</i> Date <i>22/11/09</i>
Name in block capitals.	PAMELA KENDALL
Position with or relation to the creditor (e.g. director, company secretary, solicitor).	Solicitor (In-House Counsel)

SAP/AGW/CJW/DB/D355E

Footnote: -

Categories of preferential creditors are defined by section 386 and Schedule 6 of the Insolvency Act 1986 (amended by the provisions of section 251 of the Enterprise Act 2002). They include:

- 1) Contributions to occupational pension schemes;
- 2) Remuneration and accrued holiday pay of employees including payments ordered to be made under the Reserve Forces (Safeguard of Employment) Act 1985; and
- 3) Levies on coal and steel production

Summary of Claims on 25 Bank Street Lease

Loss of Rent including Parking till Lease Expiry	(£1,553.7 m)
Loss of Rates till Lease Expiry	(£341.5 m)
Loss of Building Service Charge till Lease Expiry	(£152.5 m)
Loss of Estate Service Charge plus VAT till Lease Expiry	(£112.9 m)
Loss of Parking Service Charge plus VAT till Lease Expiry	(£22.4 m)
Loss of Insurance Charge till Lease Expiry	(£47.8 m)
Cost of M&B Replacement	(£150.2 m)
Loss of Dilaps at Expiry	(£158.9 m)
Legal and Consultancy Fees	(£0.5 m)
Total Claim	<u>(£2,540.4 m)</u>

Summary of Claim Components

Rents	\$2,632,453,293.00
Building Service Charges	\$310,858,503.00
Rates (which are the taxes paid to local taxing authorities)	\$711,317,417.00
Insurance	\$73,022,194.00
Dilapidations (which are the damages that have occurred with respect to the leased premises)	\$284,013,680.00
M&E Replacement Costs	\$268,443,878.00
Costs (which include the estimated legal costs associated with actions to collect amounts owed under the Guarantee)	\$845,582.00
Total Claim	\$4,280,954,547.00

Rent

[illegible][illegible]

1. When calculating the NER for rent review purposes the residual rent free is discounted using a 10 year period.

2. Actual Growth and remaining Headline rent is based on the robust projection including the December 2020 reduction.

3. The residual rent free up to the rent review purposes is not of future typically 13 months for a lease of this length. The rent free have been established in consultation with CBRE Global Research. It is assumed that this rent free for rent review purposes drops when the rent starts picking up in 2021.

4. Rent shown is based on NER as date of rent review plus any parking. Leases must be up to date only at each rent review date.

November 2017 issued in which rent review advice is highlighted above.

Rates

Item
Land
Level
PA
PA/ing
State
Supply

Leasehold Bldg.
Hard
Whole building
1,023,275 sq ft
254 spaces
1-Oct-09
3-Jul-13

Year	Date	Rates Growth ¹	Range	Leasehold Bldg.
2009	01-Jan-2009		\$3.12 /sf	
2009	01-Apr-2009		\$3.12 /sf	
2009	01-Jul-2009		\$3.12 /sf	
2009	01-Oct-2009		\$3.12 /sf	
2010	01-Jan-2010	43%	\$3.32 /sf	\$2,453,437
2010	01-Apr-2010		\$3.32 /sf	\$2,444,320
2010	01-Jul-2010		\$3.32 /sf	\$2,451,720
2010	01-Oct-2010		\$3.32 /sf	\$2,451,720
2011	01-Jan-2011	3%	\$3.42 /sf	\$2,473,947
2011	01-Apr-2011		\$3.42 /sf	\$2,473,947
2011	01-Jul-2011		\$3.42 /sf	\$2,473,947
2011	01-Oct-2011		\$3.42 /sf	\$2,473,947
2012	01-Jan-2012	3%	\$3.52 /sf	\$2,484,340
2012	01-Apr-2012		\$3.52 /sf	\$2,484,340
2012	01-Jul-2012		\$3.52 /sf	\$2,484,340
2012	01-Oct-2012		\$3.52 /sf	\$2,484,340
2013	01-Jan-2013	3%	\$3.62 /sf	\$2,494,730
2013	01-Apr-2013		\$3.62 /sf	\$2,494,730
2013	01-Jul-2013		\$3.62 /sf	\$2,494,730
2013	01-Oct-2013		\$3.62 /sf	\$2,494,730
2014	01-Jan-2014	3%	\$3.72 /sf	\$2,505,120
2014	01-Apr-2014		\$3.72 /sf	\$2,505,120
2014	01-Jul-2014		\$3.72 /sf	\$2,505,120
2014	01-Oct-2014		\$3.72 /sf	\$2,505,120
2015	01-Jan-2015	3%	\$3.82 /sf	\$2,515,510
2015	01-Apr-2015		\$3.82 /sf	\$2,515,510
2015	01-Jul-2015		\$3.82 /sf	\$2,515,510
2015	01-Oct-2015		\$3.82 /sf	\$2,515,510
2016	01-Jan-2016	-5%	\$3.62 /sf	\$2,407,110
2016	01-Apr-2016		\$3.62 /sf	\$2,407,110
2016	01-Jul-2016		\$3.62 /sf	\$2,407,110
2016	01-Oct-2016		\$3.62 /sf	\$2,407,110
2017	01-Jan-2017	3%	\$3.72 /sf	\$2,417,500
2017	01-Apr-2017		\$3.72 /sf	\$2,417,500
2017	01-Jul-2017		\$3.72 /sf	\$2,417,500
2017	01-Oct-2017		\$3.72 /sf	\$2,417,500
2018	01-Jan-2018	3%	\$3.82 /sf	\$2,427,890
2018	01-Apr-2018		\$3.82 /sf	\$2,427,890
2018	01-Jul-2018		\$3.82 /sf	\$2,427,890
2018	01-Oct-2018		\$3.82 /sf	\$2,427,890
2019	01-Jan-2019	3%	\$3.92 /sf	\$2,438,280
2019	01-Apr-2019		\$3.92 /sf	\$2,438,280
2019	01-Jul-2019		\$3.92 /sf	\$2,438,280
2019	01-Oct-2019		\$3.92 /sf	\$2,438,280
2020	01-Jan-2020	3%	\$4.02 /sf	\$2,448,670
2020	01-Apr-2020		\$4.02 /sf	\$2,448,670
2020	01-Jul-2020		\$4.02 /sf	\$2,448,670
2020	01-Oct-2020		\$4.02 /sf	\$2,448,670
2021	01-Jan-2021	-5%	\$3.82 /sf	\$2,340,270
2021	01-Apr-2021		\$3.82 /sf	\$2,340,270
2021	01-Jul-2021		\$3.82 /sf	\$2,340,270
2021	01-Oct-2021		\$3.82 /sf	\$2,340,270
2022	01-Jan-2022	3%	\$3.92 /sf	\$2,350,660
2022	01-Apr-2022		\$3.92 /sf	\$2,350,660
2022	01-Jul-2022		\$3.92 /sf	\$2,350,660
2022	01-Oct-2022		\$3.92 /sf	\$2,350,660
2023	01-Jan-2023	3%	\$4.02 /sf	\$2,361,050
2023	01-Apr-2023		\$4.02 /sf	\$2,361,050
2023	01-Jul-2023		\$4.02 /sf	\$2,361,050
2023	01-Oct-2023		\$4.02 /sf	\$2,361,050
2024	01-Jan-2024	3%	\$4.12 /sf	\$2,371,440
2024	01-Apr-2024		\$4.12 /sf	\$2,371,440
2024	01-Jul-2024		\$4.12 /sf	\$2,371,440
2024	01-Oct-2024		\$4.12 /sf	\$2,371,440
2025	01-Jan-2025	3%	\$4.22 /sf	\$2,381,830
2025	01-Apr-2025		\$4.22 /sf	\$2,381,830
2025	01-Jul-2025		\$4.22 /sf	\$2,381,830
2025	01-Oct-2025		\$4.22 /sf	\$2,381,830
2026	01-Jan-2026	-5%	\$4.02 /sf	\$2,273,420
2026	01-Apr-2026		\$4.02 /sf	\$2,273,420
2026	01-Jul-2026		\$4.02 /sf	\$2,273,420
2026	01-Oct-2026		\$4.02 /sf	\$2,273,420
2027	01-Jan-2027	3%	\$4.12 /sf	\$2,283,810
2027	01-Apr-2027		\$4.12 /sf	\$2,283,810
2027	01-Jul-2027		\$4.12 /sf	\$2,283,810
2027	01-Oct-2027		\$4.12 /sf	\$2,283,810
2028	01-Jan-2028	3%	\$4.22 /sf	\$2,294,200
2028	01-Apr-2028		\$4.22 /sf	\$2,294,200
2028	01-Jul-2028		\$4.22 /sf	\$2,294,200
2028	01-Oct-2028		\$4.22 /sf	\$2,294,200
2029	01-Jan-2029	3%	\$4.32 /sf	\$2,304,590
2029	01-Apr-2029		\$4.32 /sf	\$2,304,590
2029	01-Jul-2029		\$4.32 /sf	\$2,304,590
2029	01-Oct-2029		\$4.32 /sf	\$2,304,590
2030	01-Jan-2030	-5%	\$4.12 /sf	\$2,196,180
2030	01-Apr-2030		\$4.12 /sf	\$2,196,180
2030	01-Jul-2030		\$4.12 /sf	\$2,196,180
2030	01-Oct-2030		\$4.12 /sf	\$2,196,180
2031	01-Jan-2031	3%	\$4.22 /sf	\$2,206,570
2031	01-Apr-2031		\$4.22 /sf	\$2,206,570
2031	01-Jul-2031		\$4.22 /sf	\$2,206,570
2031	01-Oct-2031		\$4.22 /sf	\$2,206,570
2032	01-Jan-2032	3%	\$4.32 /sf	\$2,216,960
2032	01-Apr-2032		\$4.32 /sf	\$2,216,960
2032	01-Jul-2032		\$4.32 /sf	\$2,216,960
2032	01-Oct-2032		\$4.32 /sf	\$2,216,960
2033	01-Jan-2033	3%	\$4.42 /sf	\$2,227,350
2033	01-Apr-2033		\$4.42 /sf	\$2,227,350
2033	01-Jul-2033		\$4.42 /sf	\$2,227,350
2033	01-Oct-2033		\$4.42 /sf	\$2,227,350
2034	01-Jan-2034	3%	\$4.52 /sf	\$2,237,740
2034	01-Apr-2034		\$4.52 /sf	\$2,237,740
2034	01-Jul-2034		\$4.52 /sf	\$2,237,740
2034	01-Oct-2034		\$4.52 /sf	\$2,237,740
2035	01-Jan-2035	3%	\$4.62 /sf	\$2,248,130
2035	01-Apr-2035		\$4.62 /sf	\$2,248,130
2035	01-Jul-2035		\$4.62 /sf	\$2,248,130
2035	01-Oct-2035		\$4.62 /sf	\$2,248,130
2036	01-Jan-2036	3%	\$4.72 /sf	\$2,258,520
2036	01-Apr-2036		\$4.72 /sf	\$2,258,520
2036	01-Jul-2036		\$4.72 /sf	\$2,258,520
2036	01-Oct-2036		\$4.72 /sf	\$2,258,520
2037	01-Jan-2037	3%	\$4.82 /sf	\$2,268,910
2037	01-Apr-2037		\$4.82 /sf	\$2,268,910
2037	01-Jul-2037		\$4.82 /sf	\$2,268,910
2037	01-Oct-2037		\$4.82 /sf	\$2,268,910
2038	01-Jan-2038	3%	\$4.92 /sf	\$2,279,300
2038	01-Apr-2038		\$4.92 /sf	\$2,279,300
2038	01-Jul-2038		\$4.92 /sf	\$2,279,300
2038	01-Oct-2038		\$4.92 /sf	\$2,279,300
2039	01-Jan-2039	3%	\$5.02 /sf	\$2,289,690
2039	01-Apr-2039		\$5.02 /sf	\$2,289,690
2039	01-Jul-2039		\$5.02 /sf	\$2,289,690
2039	01-Oct-2039		\$5.02 /sf	\$2,289,690
2040	01-Jan-2040	-5%	\$4.82 /sf	\$2,181,280
2040	01-Apr-2040		\$4.82 /sf	\$2,181,280
2040	01-Jul-2040		\$4.82 /sf	\$2,181,280
2040	01-Oct-2040		\$4.82 /sf	\$2,181,280
2041	01-Jan-2041	3%	\$4.92 /sf	\$2,191,670
2041	01-Apr-2041		\$4.92 /sf	\$2,191,670
2041	01-Jul-2041		\$4.92 /sf	\$2,191,670
2041	01-Oct-2041		\$4.92 /sf	\$2,191,670
2042	01-Jan-2042	3%	\$5.02 /sf	\$2,202,060
2042	01-Apr-2042		\$5.02 /sf	\$2,202,060
2042	01-Jul-2042		\$5.02 /sf	\$2,202,060
2042	01-Oct-2042		\$5.02 /sf	\$2,202,060
2043	01-Jan-2043	3%	\$5.12 /sf	\$2,212,450
2043	01-Apr-2043		\$5.12 /sf	\$2,212,450
2043	01-Jul-2043		\$5.12 /sf	\$2,212,450
2043	01-Oct-2043		\$5.12 /sf	\$2,212,450
2044	01-Jan-2044	3%	\$5.22 /sf	\$2,222,840
2044	01-Apr-2044		\$5.22 /sf	\$2,222,840
2044	01-Jul-2044		\$5.22 /sf	\$2,222,840
2044	01-Oct-2044		\$5.22 /sf	\$2,222,840
2045	01-Jan-2045	3%	\$5.32 /sf	\$2,233,230
2045	01-Apr-2045		\$5.32 /sf	\$2,233,230
2045	01-Jul-2045		\$5.32 /sf	\$2,233,230
2045	01-Oct-2045		\$5.32 /sf	\$2,233,230
2046	01-Jan-2046	3%	\$5.42 /sf	\$2,243,620
2046	01-Apr-2046		\$5.42 /sf	\$2,243,620
2046	01-Jul-2046		\$5.42 /sf	\$2,243,620
2046	01-Oct-2046		\$5.42 /sf	\$2,243,620
2047	01-Jan-2047	3%	\$5.52 /sf	\$2,254,010
2047	01-Apr-2047		\$5.52 /sf	\$2,254,010
2047	01-Jul-2047		\$5.52 /sf	\$2,254,010
2047	01-Oct-2047		\$5.52 /sf	\$2,254,010
2048	01-Jan-2048	3%	\$5.62 /sf	\$2,264,400
2048	01-Apr-2048		\$5.62 /sf	\$2,264,400
2048	01-Jul-2048		\$5.62 /sf	\$2,264,400
2048	01-Oct-2048		\$5.62 /sf	\$2,264,400
2049	01-Jan-2049	3%	\$5.72 /sf	\$2,274,790
2049	01-Apr-2049		\$5.72 /sf	\$2,274,790
2049	01-Jul-2049		\$5.72 /sf	\$2,274,790
2049	01-Oct-2049		\$5.72 /sf	\$2,274,790
2050	01-Jan-2050	3%	\$5.82 /sf	\$2,285,180
2050	01-Apr-2050		\$5.82 /sf	\$2,285,180
2050	01-Jul-2050		\$5.82 /sf	\$2,285,180
2050	01-Oct-2050		\$5.82 /sf	\$2,285,180
2051	01-Jan-2051	3%	\$5.92 /sf	\$2,295,570
2051	01-Apr-2051		\$5.92 /sf	\$2,295,570
2051	01-Jul-2051		\$5.92 /sf	\$2,295,570
2051	01-Oct-2051		\$5.92 /sf	\$2,295,570
2052	01-Jan-2052	3%	\$6.02 /sf	\$2,305,960
2052	01-Apr-2052		\$6.02 /sf	\$2,305,960
2052	01-Jul-2052		\$6.02 /sf	\$2,305,960
2052	01-Oct-2052		\$6.02 /sf	\$2,305,960
2053	01-Jan-2053	3%	\$6.12 /sf	\$2,316,350
2053	01-Apr-2053		\$6.12 /sf	\$2,316,350
2053	01-Jul-2053		\$6.12 /sf	\$2,316,350
2053	01-Oct-2053		\$6.12 /sf	\$2,316,350
2054	01-Jan-2054	3%	\$6.22 /sf	\$2,326,740
2054	01-Apr-2054		\$6.22 /sf	\$2,326,740
2054	01-Jul-2054		\$6.22 /sf	\$2,326,740
2054	01-Oct-2054		\$6.22 /sf	\$2,326,740
2055	01-Jan-2055	3%	\$6.32 /sf	\$2,337,130
2055	01-Apr-2055		\$6.32 /sf	\$2,337,130
2055	01-Jul-2055		\$6.32 /sf	\$2,337,130
2055	01-Oct-2055		\$6.32 /sf	\$2,337,130
2056	01-Jan-2056	3%	\$6.42 /sf	\$2,347,520
2056	01-Apr-2056		\$6.42 /sf	\$2,347,520
2056	01-Jul-2056		\$6.42 /sf	\$2,347,520
2056	01-Oct-2056		\$6.42 /sf	\$2,347,520
2057	01-Jan-2057	3%	\$6.52 /sf	\$2,357,910
2057	01-Apr-2057		\$6.52 /sf	\$2,357,910
2057	01-Jul-2057		\$6.52 /sf	\$2,357,910
2057	01-Oct-2057		\$6.52 /sf	\$2,357,910
2058	01-Jan-2058	3%	\$6.62 /sf	\$2,368,300
2058	01-Apr-2058		\$6.62 /sf	\$2,368,300
2058	01-Jul-2058		\$6.62 /sf	\$2,368,300
2058	01-Oct-2058		\$6.62 /sf	\$2,368,300
2059	01-Jan-2059	3%	\$6.72 /sf	\$2,378,690
2059	01-Apr-2059		\$6.72 /sf	\$2,378,690
2059	01-Jul-2059		\$6.72 /sf	\$2,378,690
2059	01-Oct-2059		\$6.72 /sf	\$2,378,690
2060	01-Jan-2060	3%	\$6.82 /sf	\$2,389,080
2060	01-Apr-2060		\$6.82 /sf	\$2,389,080
2060	01-Jul-2060		\$6.82 /sf	\$2,389,080
2060	01-Oct-2060		\$6.82 /sf	\$2,389,080
2061	01-Jan-2061	3%	\$6.92 /sf	\$2,399,470
2061	01-Apr-2061		\$6.92 /sf	\$2,399,470
2061	01-Jul-2061		\$6.92 /sf	\$2,399,470
2061	01-Oct-2061		\$6.92 /sf	\$2,399,470
2062	01-Jan-2062	3%	\$7.02 /sf	\$2,409,860
2062	01-Apr-2062		\$7.02 /sf	\$2,409,860

Building Service Charge

Item
Lease
Level
N/A
Parking
Street
Empty

Lease Area
Whole building
1,013,293 sq ft
256 spaces
1-Oct-09
3-Jul-33

Year	Date	Growth	Service Charge	Lease Area Sqm.
2009	01-Jul-2009		£7.88 /sf	
2009	01-Apr-2009		£7.88 /sf	
2009	01-Jul-2009		£7.88 /sf	
2009	01-Oct-2009		£7.88 /sf	
2010	01-Jan-2010	1%	£7.96 /sf	£(2,015,344)
2010	01-Apr-2010		£7.96 /sf	£(2,120,829)
2010	01-Jul-2010		£7.96 /sf	£(2,120,829)
2010	01-Oct-2010		£7.96 /sf	£(2,120,829)
2011	01-Jan-2011	3%	£8.34 /sf	£(2,184,454)
2011	01-Apr-2011		£8.34 /sf	£(2,184,454)
2011	01-Jul-2011		£8.34 /sf	£(2,184,454)
2011	01-Oct-2011		£8.34 /sf	£(2,184,454)
2012	01-Jan-2012	3%	£8.60 /sf	£(2,249,940)
2012	01-Apr-2012		£8.60 /sf	£(2,249,940)
2012	01-Jul-2012		£8.60 /sf	£(2,249,940)
2012	01-Oct-2012		£8.60 /sf	£(2,249,940)
2013	01-Jan-2013	3%	£8.96 /sf	£(2,317,447)
2013	01-Apr-2013		£8.96 /sf	£(2,317,447)
2013	01-Jul-2013		£8.96 /sf	£(2,317,447)
2013	01-Oct-2013		£8.96 /sf	£(2,317,447)
2014	01-Jan-2014	3%	£9.32 /sf	£(2,385,954)
2014	01-Apr-2014		£9.32 /sf	£(2,385,954)
2014	01-Jul-2014		£9.32 /sf	£(2,385,954)
2014	01-Oct-2014		£9.32 /sf	£(2,385,954)
2015	01-Jan-2015	3%	£9.68 /sf	£(2,454,461)
2015	01-Apr-2015		£9.68 /sf	£(2,454,461)
2015	01-Jul-2015		£9.68 /sf	£(2,454,461)
2015	01-Oct-2015		£9.68 /sf	£(2,454,461)
2016	01-Jan-2016	3%	£10.04 /sf	£(2,522,968)
2016	01-Apr-2016		£10.04 /sf	£(2,522,968)
2016	01-Jul-2016		£10.04 /sf	£(2,522,968)
2016	01-Oct-2016		£10.04 /sf	£(2,522,968)
2017	01-Jan-2017	3%	£10.40 /sf	£(2,591,475)
2017	01-Apr-2017		£10.40 /sf	£(2,591,475)
2017	01-Jul-2017		£10.40 /sf	£(2,591,475)
2017	01-Oct-2017		£10.40 /sf	£(2,591,475)
2018	01-Jan-2018	3%	£10.76 /sf	£(2,659,982)
2018	01-Apr-2018		£10.76 /sf	£(2,659,982)
2018	01-Jul-2018		£10.76 /sf	£(2,659,982)
2018	01-Oct-2018		£10.76 /sf	£(2,659,982)
2019	01-Jan-2019	3%	£11.12 /sf	£(2,728,489)
2019	01-Apr-2019		£11.12 /sf	£(2,728,489)
2019	01-Jul-2019		£11.12 /sf	£(2,728,489)
2019	01-Oct-2019		£11.12 /sf	£(2,728,489)
2020	01-Jan-2020	3%	£11.48 /sf	£(2,796,996)
2020	01-Apr-2020		£11.48 /sf	£(2,796,996)
2020	01-Jul-2020		£11.48 /sf	£(2,796,996)
2020	01-Oct-2020		£11.48 /sf	£(2,796,996)
2021	01-Jan-2021	3%	£11.84 /sf	£(2,865,503)
2021	01-Apr-2021		£11.84 /sf	£(2,865,503)
2021	01-Jul-2021		£11.84 /sf	£(2,865,503)
2021	01-Oct-2021		£11.84 /sf	£(2,865,503)
2022	01-Jan-2022	3%	£12.20 /sf	£(2,934,010)
2022	01-Apr-2022		£12.20 /sf	£(2,934,010)
2022	01-Jul-2022		£12.20 /sf	£(2,934,010)
2022	01-Oct-2022		£12.20 /sf	£(2,934,010)
2023	01-Jan-2023	3%	£12.56 /sf	£(3,002,517)
2023	01-Apr-2023		£12.56 /sf	£(3,002,517)
2023	01-Jul-2023		£12.56 /sf	£(3,002,517)
2023	01-Oct-2023		£12.56 /sf	£(3,002,517)
2024	01-Jan-2024	3%	£12.92 /sf	£(3,071,024)
2024	01-Apr-2024		£12.92 /sf	£(3,071,024)
2024	01-Jul-2024		£12.92 /sf	£(3,071,024)
2024	01-Oct-2024		£12.92 /sf	£(3,071,024)
2025	01-Jan-2025	3%	£13.28 /sf	£(3,139,531)
2025	01-Apr-2025		£13.28 /sf	£(3,139,531)
2025	01-Jul-2025		£13.28 /sf	£(3,139,531)
2025	01-Oct-2025		£13.28 /sf	£(3,139,531)
2026	01-Jan-2026	3%	£13.64 /sf	£(3,208,038)
2026	01-Apr-2026		£13.64 /sf	£(3,208,038)
2026	01-Jul-2026		£13.64 /sf	£(3,208,038)
2026	01-Oct-2026		£13.64 /sf	£(3,208,038)
2027	01-Jan-2027	3%	£14.00 /sf	£(3,276,545)
2027	01-Apr-2027		£14.00 /sf	£(3,276,545)
2027	01-Jul-2027		£14.00 /sf	£(3,276,545)
2027	01-Oct-2027		£14.00 /sf	£(3,276,545)
2028	01-Jan-2028	3%	£14.36 /sf	£(3,345,052)
2028	01-Apr-2028		£14.36 /sf	£(3,345,052)
2028	01-Jul-2028		£14.36 /sf	£(3,345,052)
2028	01-Oct-2028		£14.36 /sf	£(3,345,052)
2029	01-Jan-2029	3%	£14.72 /sf	£(3,413,559)
2029	01-Apr-2029		£14.72 /sf	£(3,413,559)
2029	01-Jul-2029		£14.72 /sf	£(3,413,559)
2029	01-Oct-2029		£14.72 /sf	£(3,413,559)
2030	01-Jan-2030	3%	£15.08 /sf	£(3,482,066)
2030	01-Apr-2030		£15.08 /sf	£(3,482,066)
2030	01-Jul-2030		£15.08 /sf	£(3,482,066)
2030	01-Oct-2030		£15.08 /sf	£(3,482,066)
2031	01-Jan-2031	3%	£15.44 /sf	£(3,550,573)
2031	01-Apr-2031		£15.44 /sf	£(3,550,573)
2031	01-Jul-2031		£15.44 /sf	£(3,550,573)
2031	01-Oct-2031		£15.44 /sf	£(3,550,573)
2032	01-Jan-2032	3%	£15.80 /sf	£(3,619,080)
2032	01-Apr-2032		£15.80 /sf	£(3,619,080)
2032	01-Jul-2032		£15.80 /sf	£(3,619,080)
2032	01-Oct-2032		£15.80 /sf	£(3,619,080)
2033	01-Jan-2033	3%	£16.16 /sf	£(3,687,587)
2033	01-Apr-2033		£16.16 /sf	£(3,687,587)
2033	01-Jul-2033		£16.16 /sf	£(3,687,587)
2033	01-Oct-2033		£16.16 /sf	£(3,687,587)
2034	01-Jan-2034	3%	£16.52 /sf	£(3,756,094)
2034	01-Apr-2034		£16.52 /sf	£(3,756,094)
2034	01-Jul-2034		£16.52 /sf	£(3,756,094)
2034	01-Oct-2034		£16.52 /sf	£(3,756,094)
2035	01-Jan-2035	3%	£16.88 /sf	£(3,824,601)
2035	01-Apr-2035		£16.88 /sf	£(3,824,601)
2035	01-Jul-2035		£16.88 /sf	£(3,824,601)
2035	01-Oct-2035		£16.88 /sf	£(3,824,601)
2036	01-Jan-2036	3%	£17.24 /sf	£(3,893,108)
2036	01-Apr-2036		£17.24 /sf	£(3,893,108)
2036	01-Jul-2036		£17.24 /sf	£(3,893,108)
2036	01-Oct-2036		£17.24 /sf	£(3,893,108)
2037	01-Jan-2037	3%	£17.60 /sf	£(3,961,615)
2037	01-Apr-2037		£17.60 /sf	£(3,961,615)
2037	01-Jul-2037		£17.60 /sf	£(3,961,615)
2037	01-Oct-2037		£17.60 /sf	£(3,961,615)
2038	01-Jan-2038	3%	£17.96 /sf	£(4,030,122)
2038	01-Apr-2038		£17.96 /sf	£(4,030,122)
2038	01-Jul-2038		£17.96 /sf	£(4,030,122)
2038	01-Oct-2038		£17.96 /sf	£(4,030,122)
2039	01-Jan-2039	3%	£18.32 /sf	£(4,098,629)
2039	01-Apr-2039		£18.32 /sf	£(4,098,629)
2039	01-Jul-2039		£18.32 /sf	£(4,098,629)
2039	01-Oct-2039		£18.32 /sf	£(4,098,629)
2040	01-Jan-2040	3%	£18.68 /sf	£(4,167,136)
2040	01-Apr-2040		£18.68 /sf	£(4,167,136)
2040	01-Jul-2040		£18.68 /sf	£(4,167,136)
2040	01-Oct-2040		£18.68 /sf	£(4,167,136)
2041	01-Jan-2041	3%	£19.04 /sf	£(4,235,643)
2041	01-Apr-2041		£19.04 /sf	£(4,235,643)
2041	01-Jul-2041		£19.04 /sf	£(4,235,643)
2041	01-Oct-2041		£19.04 /sf	£(4,235,643)
2042	01-Jan-2042	3%	£19.40 /sf	£(4,304,150)
2042	01-Apr-2042		£19.40 /sf	£(4,304,150)
2042	01-Jul-2042		£19.40 /sf	£(4,304,150)
2042	01-Oct-2042		£19.40 /sf	£(4,304,150)
2043	01-Jan-2043	3%	£19.76 /sf	£(4,372,657)
2043	01-Apr-2043		£19.76 /sf	£(4,372,657)
2043	01-Jul-2043		£19.76 /sf	£(4,372,657)
2043	01-Oct-2043		£19.76 /sf	£(4,372,657)
2044	01-Jan-2044	3%	£20.12 /sf	£(4,441,164)
2044	01-Apr-2044		£20.12 /sf	£(4,441,164)
2044	01-Jul-2044		£20.12 /sf	£(4,441,164)
2044	01-Oct-2044		£20.12 /sf	£(4,441,164)
2045	01-Jan-2045	3%	£20.48 /sf	£(4,509,671)
2045	01-Apr-2045		£20.48 /sf	£(4,509,671)
2045	01-Jul-2045		£20.48 /sf	£(4,509,671)
2045	01-Oct-2045		£20.48 /sf	£(4,509,671)
2046	01-Jan-2046	3%	£20.84 /sf	£(4,578,178)
2046	01-Apr-2046		£20.84 /sf	£(4,578,178)
2046	01-Jul-2046		£20.84 /sf	£(4,578,178)
2046	01-Oct-2046		£20.84 /sf	£(4,578,178)
2047	01-Jan-2047	3%	£21.20 /sf	£(4,646,685)
2047	01-Apr-2047		£21.20 /sf	£(4,646,685)
2047	01-Jul-2047		£21.20 /sf	£(4,646,685)
2047	01-Oct-2047		£21.20 /sf	£(4,646,685)
2048	01-Jan-2048	3%	£21.56 /sf	£(4,715,192)
2048	01-Apr-2048		£21.56 /sf	£(4,715,192)
2048	01-Jul-2048		£21.56 /sf	£(4,715,192)
2048	01-Oct-2048		£21.56 /sf	£(4,715,192)
2049	01-Jan-2049	3%	£21.92 /sf	£(4,783,699)
2049	01-Apr-2049		£21.92 /sf	£(4,783,699)
2049	01-Jul-2049		£21.92 /sf	£(4,783,699)
2049	01-Oct-2049		£21.92 /sf	£(4,783,699)
2050	01-Jan-2050	3%	£22.28 /sf	£(4,852,206)
2050	01-Apr-2050		£22.28 /sf	£(4,852,206)
2050	01-Jul-2050		£22.28 /sf	£(4,852,206)
2050	01-Oct-2050		£22.28 /sf	£(4,852,206)
2051	01-Jan-2051	3%	£22.64 /sf	£(4,920,713)
2051	01-Apr-2051		£22.64 /sf	£(4,920,713)
2051	01-Jul-2051		£22.64 /sf	£(4,920,713)
2051	01-Oct-2051		£22.64 /sf	£(4,920,713)
2052	01-Jan-2052	3%	£23.00 /sf	£(4,989,220)
2052	01-Apr-2052		£23.00 /sf	£(4,989,220)
2052	01-Jul-2052		£23.00 /sf	£(4,989,220)
2052	01-Oct-2052		£23.00 /sf	£(4,989,220)
2053	01-Jan-2053	3%	£23.36 /sf	£(5,057,727)
2053	01-Apr-2053		£23.36 /sf	£(5,057,727)
2053	01-Jul-2053		£23.36 /sf	£(5,057,727)
2053	01-Oct-2053		£23.36 /sf	£(5,057,727)
2054	01-Jan-2054	3%	£23.72 /sf	£(5,126,234)
2054	01-Apr-2054		£23.72 /sf	£(5,126,234)
2054	01-Jul-2054		£23.72 /sf	£(5,126,234)
2054	01-Oct-2054		£23.72 /sf	£(5,126,234)
2055	01-Jan-2055	3%	£24.08 /sf	£(5,194,741)
2055	01-Apr-2055		£24.08 /sf	£(5,194,741)
2055	01-Jul-2055		£24.08 /sf	£(5,194,741)
2055	01-Oct-2055		£24.08 /sf	£(5,194,741)
2056	01-Jan-2056	3%	£24.44 /sf	£(5,263,248)
2056	01-Apr-2056		£24.44 /sf	£(5,263,248)
2056	01-Jul-2056		£24.44 /sf	£(5,263,248)
2056	01-Oct-2056		£24.44 /sf	£(5,263,248)
2057	01-Jan-2057	3%	£24.80 /sf	£(5,331,755)
2057	01-Apr-2057		£24.80 /sf	£(5,331,755)
2057	01-Jul-2057		£24.80 /sf	£(5,331,755)
2057	01-Oct-2057		£24.80 /sf	£(5,331,755)
2058	01-Jan-2058	3%	£25.16 /sf	£(5,400,262)
2058	01-Apr-2058		£25.16 /sf	£(5,400,262)
2058	01-Jul-2058		£25.16 /sf	£(5,400,262)
2058	01-Oct-2058		£25.1	

Insurance

Item
Lease
Land
NIA
Parking
Sign
Supply

Lease Area
Head
Whole building
1,022,880 sq ft
256 acres
1-Oct-09
2-Jul-10

Year	Date	Growth	Insurance	Lease Area	Lease Area
2009	01-Jul-2009		\$1.52 / ft	-	-
2009	01-Apr-2009		\$1.32 / ft	-	-
2009	01-Jul-2009		\$1.17 / ft	-	-
2009	01-Oct-2009		\$1.37 / ft	0.25	\$(299,488)
2010	01-Jul-2010		\$1.37 / ft	0.25	\$(299,488)
2010	01-Apr-2010		\$1.37 / ft	0.25	\$(299,488)
2010	01-Jul-2010	3%	\$1.38 / ft	0.25	\$(307,449)
2010	01-Oct-2010		\$1.38 / ft	0.25	\$(307,449)
2011	01-Jul-2011		\$1.38 / ft	0.25	\$(307,449)
2011	01-Apr-2011	3%	\$1.38 / ft	0.25	\$(316,660)
2011	01-Jul-2011		\$1.38 / ft	0.25	\$(316,660)
2012	01-Jul-2012		\$1.38 / ft	0.25	\$(316,660)
2012	01-Apr-2012	3%	\$1.37 / ft	0.25	\$(326,145)
2012	01-Jul-2012		\$1.37 / ft	0.25	\$(326,145)
2012	01-Oct-2012		\$1.37 / ft	0.25	\$(326,145)
2013	01-Jul-2013		\$1.37 / ft	0.25	\$(335,950)
2013	01-Apr-2013	3%	\$1.37 / ft	0.25	\$(335,950)
2013	01-Jul-2013		\$1.37 / ft	0.25	\$(335,950)
2014	01-Jul-2014		\$1.37 / ft	0.25	\$(344,877)
2014	01-Apr-2014	3%	\$1.35 / ft	0.25	\$(344,877)
2014	01-Jul-2014		\$1.35 / ft	0.25	\$(344,877)
2015	01-Jul-2015		\$1.35 / ft	0.25	\$(354,829)
2015	01-Apr-2015	3%	\$1.35 / ft	0.25	\$(354,829)
2015	01-Jul-2015		\$1.35 / ft	0.25	\$(354,829)
2016	01-Jul-2016		\$1.35 / ft	0.25	\$(354,829)
2016	01-Apr-2016	3%	\$1.35 / ft	0.25	\$(364,102)
2016	01-Jul-2016		\$1.35 / ft	0.25	\$(364,102)
2017	01-Jul-2017		\$1.43 / ft	0.25	\$(364,102)
2017	01-Apr-2017	3%	\$1.43 / ft	0.25	\$(378,115)
2017	01-Jul-2017		\$1.43 / ft	0.25	\$(378,115)
2018	01-Jul-2018		\$1.43 / ft	0.25	\$(378,115)
2018	01-Apr-2018	3%	\$1.43 / ft	0.25	\$(389,457)
2018	01-Jul-2018		\$1.43 / ft	0.25	\$(389,457)
2019	01-Jul-2019		\$1.52 / ft	0.25	\$(389,457)
2019	01-Apr-2019	3%	\$1.52 / ft	0.25	\$(401,142)
2019	01-Jul-2019		\$1.52 / ft	0.25	\$(401,142)
2020	01-Jul-2020		\$1.52 / ft	0.25	\$(401,142)
2020	01-Apr-2020	3%	\$1.42 / ft	0.25	\$(413,177)
2020	01-Jul-2020		\$1.42 / ft	0.25	\$(413,177)
2021	01-Jul-2021		\$1.42 / ft	0.25	\$(413,177)
2021	01-Apr-2021	3%	\$1.42 / ft	0.25	\$(425,572)
2021	01-Jul-2021		\$1.42 / ft	0.25	\$(425,572)
2022	01-Jul-2022		\$1.42 / ft	0.25	\$(425,572)
2022	01-Apr-2022	3%	\$1.42 / ft	0.25	\$(438,339)
2022	01-Jul-2022		\$1.42 / ft	0.25	\$(438,339)
2023	01-Jul-2023		\$1.42 / ft	0.25	\$(438,339)
2023	01-Apr-2023	3%	\$1.42 / ft	0.25	\$(451,449)
2023	01-Jul-2023		\$1.42 / ft	0.25	\$(451,449)
2024	01-Jul-2024		\$1.42 / ft	0.25	\$(451,449)
2024	01-Apr-2024	3%	\$1.42 / ft	0.25	\$(465,094)
2024	01-Jul-2024		\$1.42 / ft	0.25	\$(465,094)
2025	01-Jul-2025		\$1.42 / ft	0.25	\$(465,094)
2025	01-Apr-2025	3%	\$1.42 / ft	0.25	\$(478,985)
2025	01-Jul-2025		\$1.42 / ft	0.25	\$(478,985)
2026	01-Jul-2026		\$1.42 / ft	0.25	\$(478,985)
2026	01-Apr-2026	3%	\$1.42 / ft	0.25	\$(493,355)
2026	01-Jul-2026		\$1.42 / ft	0.25	\$(493,355)
2027	01-Jul-2027		\$1.42 / ft	0.25	\$(493,355)
2027	01-Apr-2027	3%	\$1.42 / ft	0.25	\$(508,155)
2027	01-Jul-2027		\$1.42 / ft	0.25	\$(508,155)
2028	01-Jul-2028		\$1.42 / ft	0.25	\$(508,155)
2028	01-Apr-2028	3%	\$1.42 / ft	0.25	\$(523,400)
2028	01-Jul-2028		\$1.42 / ft	0.25	\$(523,400)
2029	01-Jul-2029		\$1.42 / ft	0.25	\$(523,400)
2029	01-Apr-2029	3%	\$1.42 / ft	0.25	\$(539,100)
2029	01-Jul-2029		\$1.42 / ft	0.25	\$(539,100)
2030	01-Jul-2030		\$1.42 / ft	0.25	\$(539,100)
2030	01-Apr-2030	3%	\$1.42 / ft	0.25	\$(555,375)
2030	01-Jul-2030		\$1.42 / ft	0.25	\$(555,375)
2031	01-Jul-2031		\$1.42 / ft	0.25	\$(555,375)
2031	01-Apr-2031	3%	\$1.42 / ft	0.25	\$(571,933)
2031	01-Jul-2031		\$1.42 / ft	0.25	\$(571,933)
2032	01-Jul-2032		\$1.42 / ft	0.25	\$(571,933)
2032	01-Apr-2032	3%	\$1.42 / ft	0.25	\$(589,091)
2032	01-Jul-2032		\$1.42 / ft	0.25	\$(589,091)
2033	01-Jul-2033		\$1.42 / ft	0.25	\$(589,091)
2033	01-Apr-2033	3%	\$1.42 / ft	0.25	\$(606,744)
2033	01-Jul-2033		\$1.42 / ft	0.25	\$(606,744)
2034	01-Jul-2034		\$1.42 / ft	0.00	\$(6,447)
2035	01-Jul-2035		\$1.42 / ft	-	-
Total					\$(10,847,007)
Conversion to USD				1.7877	\$173,822,146

1. Based on the actual cost of insuring the entire building from July 2009 to June 2010.

M&E Replacement Costs

Contract	Lebanon Bros.
Lease	Head
Level	whole building
N/A	1,033,393 sq ft
Parking	236 spaces
Start	1-Jul-07
Replacement Date	1-Jan-10

Year	Date	Gravels	Costs ¹	Lebanon Bros.	Lebanon Bros.
2004	01-Jan-2004		£74,122,319	-	-
2004	01-Apr-2004		£74,312,309	-	-
2004	01-Jul-2004		£74,312,309	-	-
2004	01-Oct-2004		£74,312,309	-	-
2005	01-Jan-2005	3%	£74,374,370	-	-
2005	01-Apr-2005		£79,274,502	-	-
2005	01-Jul-2005		£79,274,502	-	-
2005	01-Oct-2005		£79,274,502	-	-
2006	01-Jan-2006	3%	£79,238,737	-	-
2006	01-Apr-2006		£79,238,737	-	-
2006	01-Jul-2006		£79,238,737	-	-
2006	01-Oct-2006		£79,238,737	-	-
2007	01-Jan-2007	3%	£85,320,319	-	-
2007	01-Apr-2007		£85,320,319	-	-
2007	01-Jul-2007		£85,320,319	-	-
2007	01-Oct-2007		£85,320,319	-	-
2008	01-Jan-2008	3%	£85,320,319	-	-
2008	01-Apr-2008		£85,320,319	-	-
2008	01-Jul-2008		£85,320,319	-	-
2008	01-Oct-2008		£85,320,319	-	-
2009	01-Jan-2009	3%	£85,320,319	-	-
2009	01-Apr-2009		£85,320,319	-	-
2009	01-Jul-2009		£85,320,319	-	-
2009	01-Oct-2009		£85,320,319	-	-
2010	01-Jan-2010	3%	£85,320,319	-	-
2010	01-Apr-2010		£85,320,319	-	-
2010	01-Jul-2010		£85,320,319	-	-
2010	01-Oct-2010		£85,320,319	-	-
2011	01-Jan-2011	3%	£85,320,319	-	-
2011	01-Apr-2011		£85,320,319	-	-
2011	01-Jul-2011		£85,320,319	-	-
2011	01-Oct-2011		£85,320,319	-	-
2012	01-Jan-2012	3%	£85,320,319	-	-
2012	01-Apr-2012		£85,320,319	-	-
2012	01-Jul-2012		£85,320,319	-	-
2012	01-Oct-2012		£85,320,319	-	-
2013	01-Jan-2013	3%	£85,320,319	-	-
2013	01-Apr-2013		£85,320,319	-	-
2013	01-Jul-2013		£85,320,319	-	-
2013	01-Oct-2013		£85,320,319	-	-
2014	01-Jan-2014	3%	£85,320,319	-	-
2014	01-Apr-2014		£85,320,319	-	-
2014	01-Jul-2014		£85,320,319	-	-
2014	01-Oct-2014		£85,320,319	-	-
2015	01-Jan-2015	3%	£85,320,319	-	-
2015	01-Apr-2015		£85,320,319	-	-
2015	01-Jul-2015		£85,320,319	-	-
2015	01-Oct-2015		£85,320,319	-	-
2016	01-Jan-2016	3%	£85,320,319	-	-
2016	01-Apr-2016		£85,320,319	-	-
2016	01-Jul-2016		£85,320,319	-	-
2016	01-Oct-2016		£85,320,319	-	-
2017	01-Jan-2017	3%	£85,320,319	-	-
2017	01-Apr-2017		£85,320,319	-	-
2017	01-Jul-2017		£85,320,319	-	-
2017	01-Oct-2017		£85,320,319	-	-
2018	01-Jan-2018	3%	£85,320,319	-	-
2018	01-Apr-2018		£85,320,319	-	-
2018	01-Jul-2018		£85,320,319	-	-
2018	01-Oct-2018		£85,320,319	-	-
2019	01-Jan-2019	3%	£85,320,319	-	-
2019	01-Apr-2019		£85,320,319	-	-
2019	01-Jul-2019		£85,320,319	-	-
2019	01-Oct-2019		£85,320,319	-	-
2020	01-Jan-2020	3%	£85,320,319	-	-
2020	01-Apr-2020		£85,320,319	-	-
2020	01-Jul-2020		£85,320,319	-	-
2020	01-Oct-2020		£85,320,319	-	-
2021	01-Jan-2021	3%	£85,320,319	-	-
2021	01-Apr-2021		£85,320,319	-	-
2021	01-Jul-2021		£85,320,319	-	-
2021	01-Oct-2021		£85,320,319	-	-
2022	01-Jan-2022	3%	£85,320,319	-	-
2022	01-Apr-2022		£85,320,319	-	-
2022	01-Jul-2022		£85,320,319	-	-
2022	01-Oct-2022		£85,320,319	-	-
2023	01-Jan-2023	3%	£85,320,319	-	-
2023	01-Apr-2023		£85,320,319	-	-
2023	01-Jul-2023		£85,320,319	-	-
2023	01-Oct-2023		£85,320,319	-	-
2024	01-Jan-2024	3%	£85,320,319	-	-
2024	01-Apr-2024		£85,320,319	-	-
2024	01-Jul-2024		£85,320,319	-	-
2024	01-Oct-2024		£85,320,319	-	-
2025	01-Jan-2025	3%	£85,320,319	-	-
2025	01-Apr-2025		£85,320,319	-	-
2025	01-Jul-2025		£85,320,319	-	-
2025	01-Oct-2025		£85,320,319	-	-
2026	01-Jan-2026	3%	£85,320,319	-	-
2026	01-Apr-2026		£85,320,319	-	-
2026	01-Jul-2026		£85,320,319	-	-
2026	01-Oct-2026		£85,320,319	-	-
2027	01-Jan-2027	3%	£85,320,319	-	-
2027	01-Apr-2027		£85,320,319	-	-
2027	01-Jul-2027		£85,320,319	-	-
2027	01-Oct-2027		£85,320,319	-	-
2028	01-Jan-2028	3%	£85,320,319	-	-
2028	01-Apr-2028		£85,320,319	-	-
2028	01-Jul-2028		£85,320,319	-	-
2028	01-Oct-2028		£85,320,319	-	-
Total				1.7677	£(150,161,592)
Conversion in USD					\$248,443,679

1. Costs based on the actual cost at the date of reconstruction of HQ2 plus VAT.

Dilaps

Turnover	Lebanese Bros.
Turnover	Head
Level	Whole building
HLA	1,033,253 sq ft
Parking	256 spaces
Start	1-Jul-09
End	2-Jul-20

Year	Date	Growth	Dilaps	Lebanese Bros.	Lebanese Bros.
2009	01-Jul-2009		£72.75 / sf	-	-
2009	01-Apr-2009		£74.75 / sf	-	-
2009	01-Jul-2009		£74.75 / sf	-	-
2009	01-Oct-2009		£74.75 / sf	-	-
2010	01-Jul-2010	3%	£76.87 / sf	-	-
2010	01-Apr-2010		£76.87 / sf	-	-
2010	01-Jul-2010		£76.87 / sf	-	-
2010	01-Oct-2010		£76.87 / sf	-	-
2011	01-Jul-2011	3%	£81.00 / sf	-	-
2011	01-Apr-2011		£81.00 / sf	-	-
2011	01-Jul-2011		£81.00 / sf	-	-
2011	01-Oct-2011		£81.00 / sf	-	-
2012	01-Jul-2012	3%	£83.46 / sf	-	-
2012	01-Apr-2012		£83.46 / sf	-	-
2012	01-Jul-2012		£83.46 / sf	-	-
2012	01-Oct-2012		£83.46 / sf	-	-
2013	01-Jul-2013	3%	£85.96 / sf	-	-
2013	01-Apr-2013		£85.96 / sf	-	-
2013	01-Jul-2013		£85.96 / sf	-	-
2013	01-Oct-2013		£85.96 / sf	-	-
2014	01-Jul-2014	3%	£88.54 / sf	-	-
2014	01-Apr-2014		£88.54 / sf	-	-
2014	01-Jul-2014		£88.54 / sf	-	-
2014	01-Oct-2014		£88.54 / sf	-	-
2015	01-Jul-2015	3%	£91.30 / sf	-	-
2015	01-Apr-2015		£91.30 / sf	-	-
2015	01-Jul-2015		£91.30 / sf	-	-
2015	01-Oct-2015		£91.30 / sf	-	-
2016	01-Jul-2016	3%	£93.93 / sf	-	-
2016	01-Apr-2016		£93.93 / sf	-	-
2016	01-Jul-2016		£93.93 / sf	-	-
2016	01-Oct-2016		£93.93 / sf	-	-
2017	01-Jul-2017	3%	£96.75 / sf	-	-
2017	01-Apr-2017		£96.75 / sf	-	-
2017	01-Jul-2017		£96.75 / sf	-	-
2017	01-Oct-2017		£96.75 / sf	-	-
2018	01-Jul-2018	3%	£99.65 / sf	-	-
2018	01-Apr-2018		£99.65 / sf	-	-
2018	01-Jul-2018		£99.65 / sf	-	-
2018	01-Oct-2018		£99.65 / sf	-	-
2019	01-Jul-2019	3%	£102.64 / sf	-	-
2019	01-Apr-2019		£102.64 / sf	-	-
2019	01-Jul-2019		£102.64 / sf	-	-
2019	01-Oct-2019		£102.64 / sf	-	-
2020	01-Jul-2020	3%	£105.72 / sf	-	-
2020	01-Apr-2020		£105.72 / sf	-	-
2020	01-Jul-2020		£105.72 / sf	-	-
2020	01-Oct-2020		£105.72 / sf	-	-
2021	01-Jul-2021	3%	£108.89 / sf	-	-
2021	01-Apr-2021		£108.89 / sf	-	-
2021	01-Jul-2021		£108.89 / sf	-	-
2021	01-Oct-2021		£108.89 / sf	-	-
2022	01-Jul-2022	3%	£112.16 / sf	-	-
2022	01-Apr-2022		£112.16 / sf	-	-
2022	01-Jul-2022		£112.16 / sf	-	-
2022	01-Oct-2022		£112.16 / sf	-	-
2023	01-Jul-2023	3%	£115.52 / sf	-	-
2023	01-Apr-2023		£115.52 / sf	-	-
2023	01-Jul-2023		£115.52 / sf	-	-
2023	01-Oct-2023		£115.52 / sf	-	-
2024	01-Jul-2024	3%	£118.99 / sf	-	-
2024	01-Apr-2024		£118.99 / sf	-	-
2024	01-Jul-2024		£118.99 / sf	-	-
2024	01-Oct-2024		£118.99 / sf	-	-
2025	01-Jul-2025	3%	£122.56 / sf	-	-
2025	01-Apr-2025		£122.56 / sf	-	-
2025	01-Jul-2025		£122.56 / sf	-	-
2025	01-Oct-2025		£122.56 / sf	-	-
2026	01-Jul-2026	3%	£126.24 / sf	-	-
2026	01-Apr-2026		£126.24 / sf	-	-
2026	01-Jul-2026		£126.24 / sf	-	-
2026	01-Oct-2026		£126.24 / sf	-	-
2027	01-Jul-2027	3%	£130.02 / sf	-	-
2027	01-Apr-2027		£130.02 / sf	-	-
2027	01-Jul-2027		£130.02 / sf	-	-
2027	01-Oct-2027		£130.02 / sf	-	-
2028	01-Jul-2028	3%	£133.92 / sf	-	-
2028	01-Apr-2028		£133.92 / sf	-	-
2028	01-Jul-2028		£133.92 / sf	-	-
2028	01-Oct-2028		£133.92 / sf	-	-
2029	01-Jul-2029	3%	£137.94 / sf	-	-
2029	01-Apr-2029		£137.94 / sf	-	-
2029	01-Jul-2029		£137.94 / sf	-	-
2029	01-Oct-2029		£137.94 / sf	-	-
2030	01-Jul-2030	3%	£142.06 / sf	-	-
2030	01-Apr-2030		£142.06 / sf	-	-
2030	01-Jul-2030		£142.06 / sf	-	-
2030	01-Oct-2030		£142.06 / sf	-	-
2031	01-Jul-2031	3%	£146.34 / sf	-	-
2031	01-Apr-2031		£146.34 / sf	-	-
2031	01-Jul-2031		£146.34 / sf	-	-
2031	01-Oct-2031		£146.34 / sf	-	-
2032	01-Jul-2032	3%	£150.75 / sf	-	-
2032	01-Apr-2032		£150.75 / sf	-	-
2032	01-Jul-2032		£150.75 / sf	-	-
2032	01-Oct-2032		£150.75 / sf	-	-
2033	01-Jul-2033	3%	£155.25 / sf	-	-
2033	01-Apr-2033		£155.25 / sf	-	-
2033	01-Jul-2033		£155.25 / sf	-	-
2033	01-Oct-2033		£155.25 / sf	-	-
Total				-	£(158,870,990)
Contribution to USD				1.7477	£(284,013,480)

1. Includes structural dilaps and VAT.